

Historical Land Use Investigation

1905A South 6th Street

Milwaukee, Wisconsin

File: 468-01

Prepared by:



Department of City Development

April 4, 2019

A handwritten signature in black ink, appearing to read "Mathew Reimer".

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Jack Johnston".

Jack Johnston
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 1905A South 6th Street, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. For brevity and convenience, this property will be referred to as the “project site” unless noted otherwise.

B. Brief Description

The project site is located in the City of Milwaukee on a block bound by West Rogers Street to the south, West Burnham Street to the north, South 6th Street to the east, and South 7th Street to the west. The project site is developed with a two-story mixed use building. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2015 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
1905A South 6th Street	4681425000	2,123 ft ²	3,990 ft ²	LB2	City of Milwaukee

*LB2 = Local Business District

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
1905 S 6 th St	1935-1980	Residential/Tavern
	1985-1990	Tavern
	1996-2000	Not Listed
	2005-2010	Paloma’s Place (bar)/Residential
	2015	No Current Listing
1905A S 6 th St	1935	Not Listed
	1940	Residential
	1945-1975	Not Listed
	1980	Vacant
	1985-2000	Not Listed
	2005	Residential
	2010-2015	Not Listed

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Date	Comments
4-15-1926	Permit: underpin building
9-19-1934	Occupancy: tavern; former: same; owner: Mary Deering
11-24-1950	Letter: rooming house upstairs has violations related to exit ways
8-7-1952	Permit: enclose boiler and fuel rooms with one hour construction
10-9-1956	Permit: erect Miller High Life signs; kind of building: tavern
1-29-1970	Occupancy: rooming house; former: same
4-11-1974	Electrical: repairs after fire

Date	Comments
7-5-1988	Permit: razing and removal of one story garage – 600 square feet
12-2-1997	Occupancy: tavern (first floor); former: tavern
4-20-2001	Occupancy: tavern (Paloma's Place)
9-28-2006	Plumbing: install water heater vent

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site as a two story store with a stable on the western part of the lot line. The rest of the neighborhood is a steady mix of commercial and residential properties. The area surrounding the project site is very well built out, with almost no empty lots.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site similarly to what it was in the previous map. It is still a two story store. However, the stable from the previous map has been replaced with a garage. It appears many nearby properties have also replaced stables with more modernized garages. The neighborhood is still a steady mix of commercial and residential buildings.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site as a two story store. However, it is also designated as a dwelling, along with neighboring properties. This most likely indicates that the property is mixed use, with commercial on one floor and living quarters on the other. The rest of the surrounding areas has remained unchanged, with a steady amount of flats and dwellings, with a few commercial properties as well.

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.
2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database does not include tank listings for the project site.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.
4. According to the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.
5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

F. Project Site Inspection

City staff conducted a site inspection on March 29, 2019. The project site was observed to be developed with a vacant mixed use building. The first level was a developed with a tavern and a

living area was upstairs. There was also a small backyard and a parking area in the back. The site appeared level, and the grass was in good condition. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation did not reveal potential environmental conditions. The available historical information does not warrant a Phase II Environmental Site Assessment (ESA) of 1905A South 6th Street at this time.

MR/JJ
City of Milwaukee
April 4, 2019

FIGURE 1
Quarter Section Land Use Map
 1905A South 6th Street, Milwaukee, WI



COMPILED AND DRAWN BY
 INFRASTRUCTURE SERVICES
 CITY OF MILWAUKEE

S.W. 1/4 SEC. 5, T. 6 N., R. 22 E.

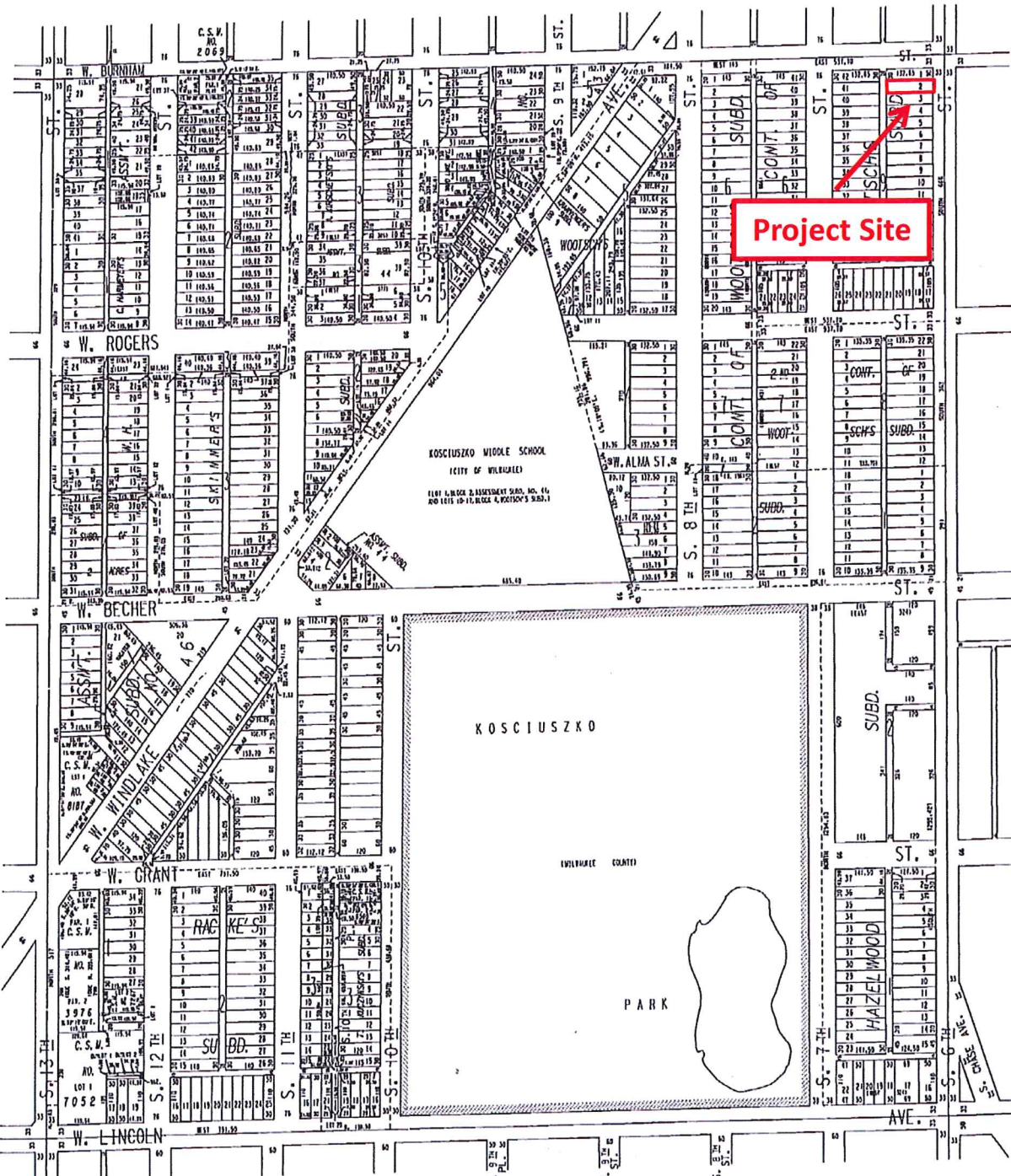


FIGURE 2

Plat Map

1905A South 6th Street, Milwaukee, WI

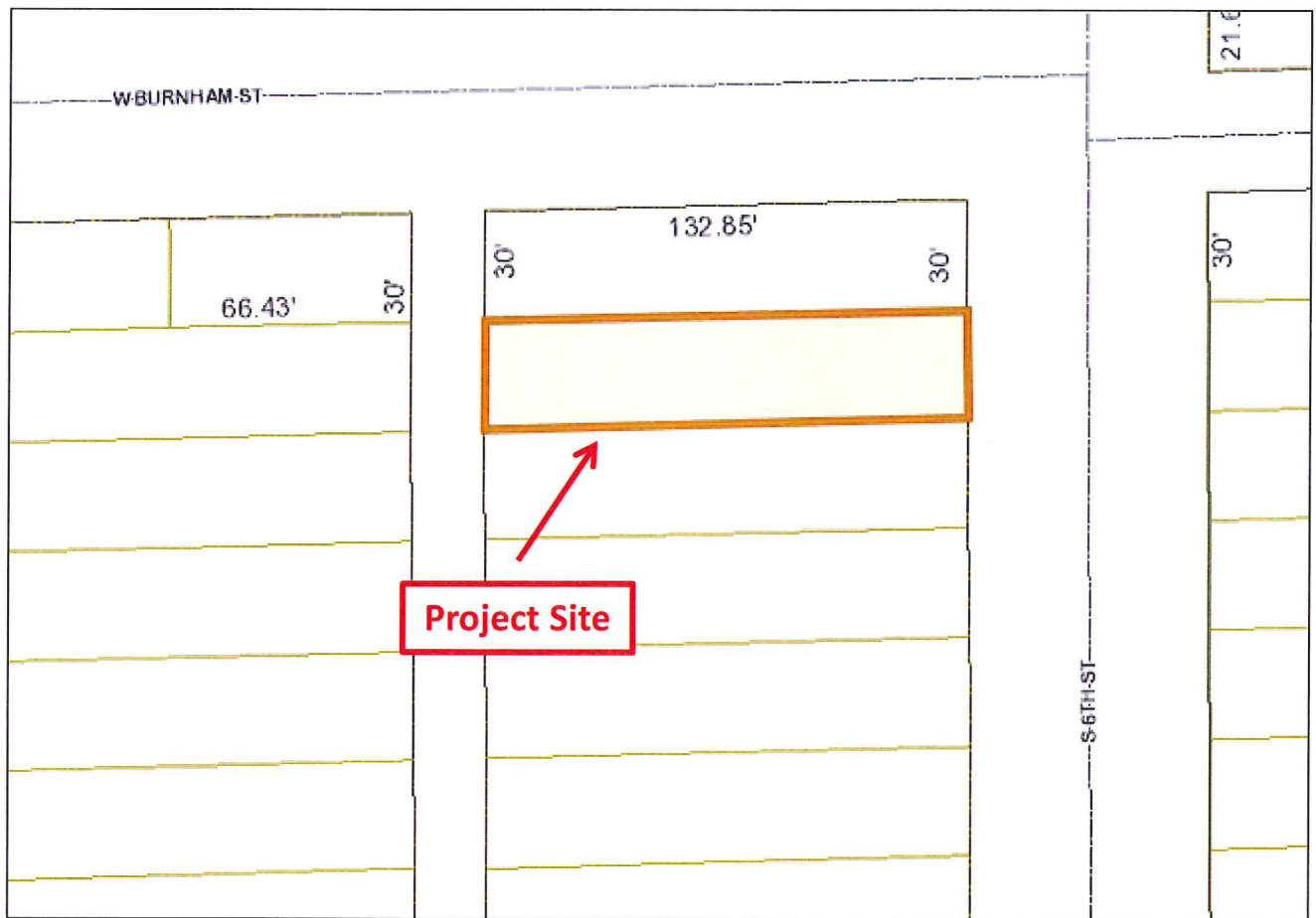


FIGURE 3

Aerial Photographs

1905A South 6th Street, Milwaukee, WI



Source: Map Milwaukee (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map
1905A South 6th Street, Milwaukee, WI

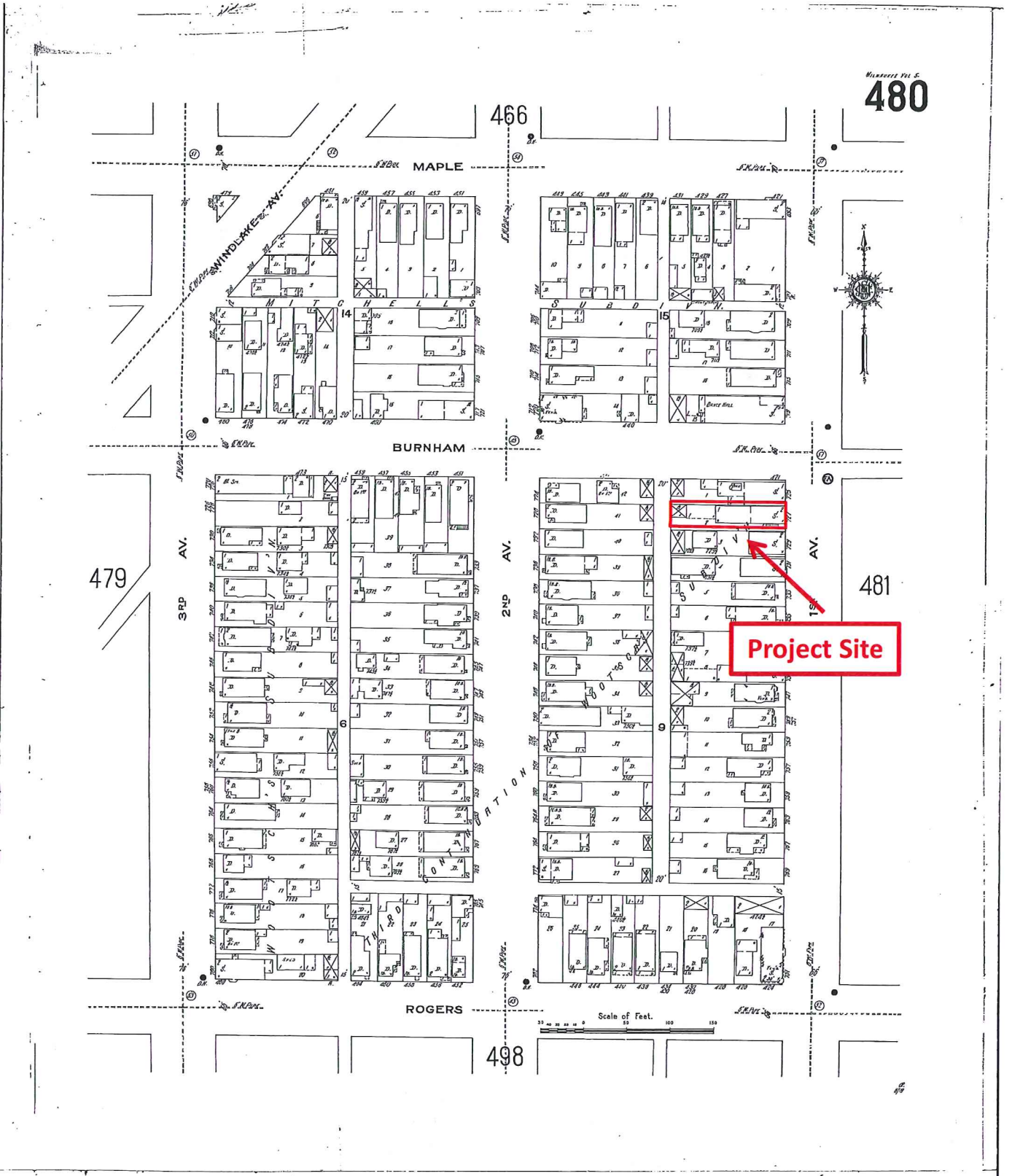


FIGURE 5

1951 Sanborn Fire Insurance Map
1905A South 6th Street, Milwaukee, WI

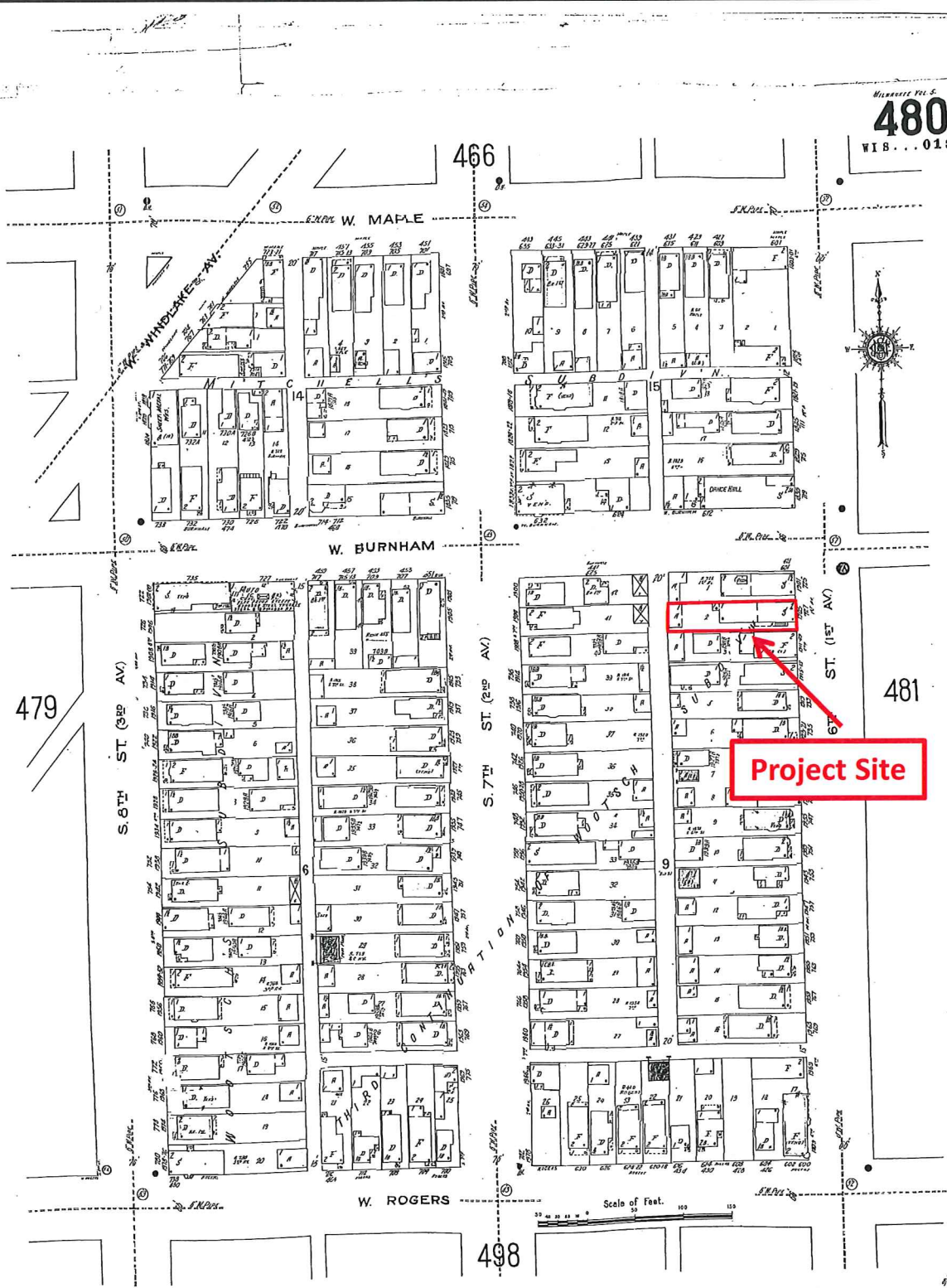
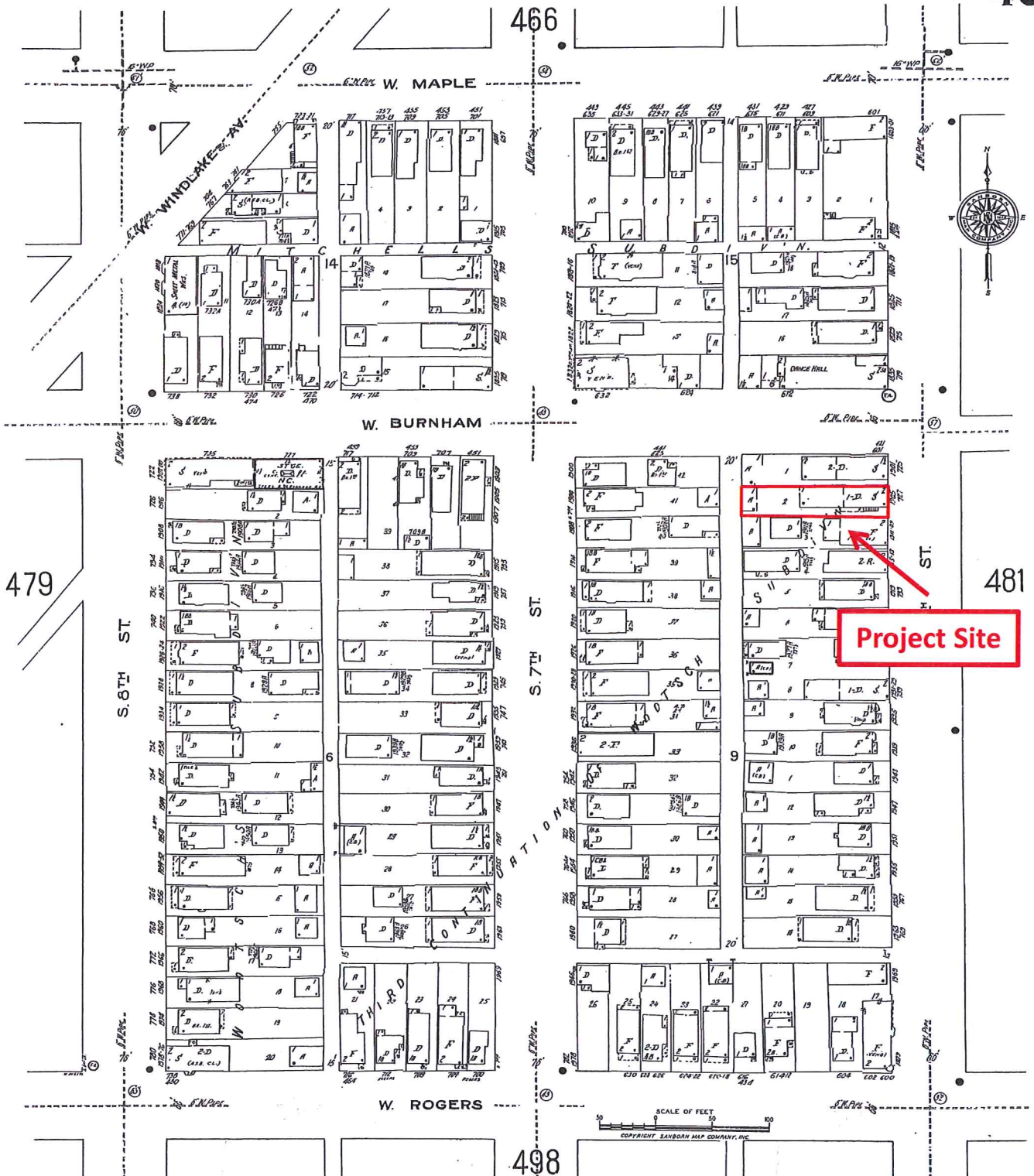


FIGURE 6

1969 Sanborn Fire Insurance Map
1905A South 6th Street, Milwaukee, WI



480



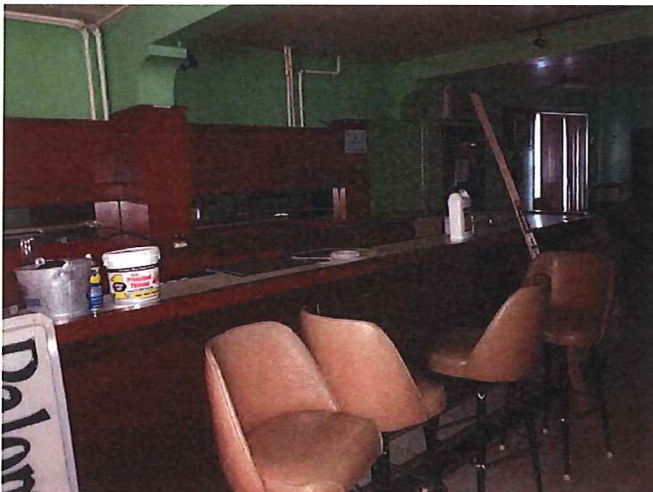
ATTACHMENT A
Site Photographs
1905A South 6th Street, Milwaukee, WI



Front of the project site, facing west



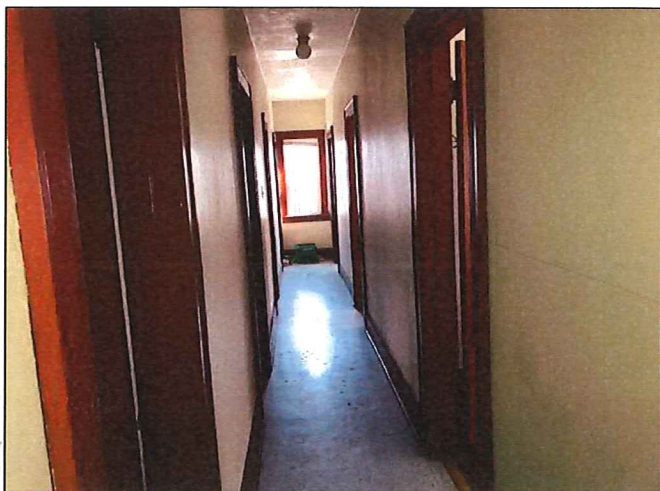
Parking area and fence of project site, facing east



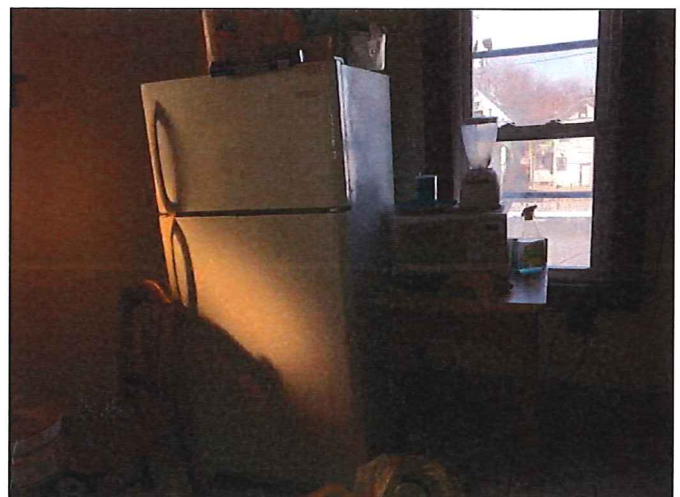
Tavern area on first floor



Bathroom on second floor residential area



Corridor in upstairs residential area



Kitchen area in second floor residential area